

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

3606/38 ROSE LANE MELBOURNE VIC 3000

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting (*Delete single price or range as applicable)

Single Price

or range
between

\$625,000

&

\$650,000

Median sale price

(*Delete house or unit as applicable)

Median Price

\$408,888

Property type

Unit

Suburb

Melbourne

Period-from

01 Nov 2024

to

31 Oct 2025

Source

Cotality

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

4506/639 LONSDALE STREET MELBOURNE VIC 3000	\$645,000	03-Sep-25
3007/33 ROSE LANE MELBOURNE VIC 3000	\$780,888	08-Sep-25
4711/639 LONSDALE STREET MELBOURNE VIC 3000	\$645,000	29-Sep-25

OR

B* ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 05 November 2025



**4506/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$645,000

Sold Date **03-Sep-25**

Distance

0.08km



**3007/33 ROSE LANE MELBOURNE
VIC 3000**

 2  2  1

Sold Price

\$780,888

Sold Date **08-Sep-25**

Distance

0.08km



**4711/639 LONSDALE STREET
MELBOURNE VIC 3000**

 2  2  1

Sold Price

\$645,000

Sold Date **29-Sep-25**

Distance

0.08km

RS = Recent sale

UN = Undisclosed Sale

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